

**Township of Manalapan**  
120 Route 522 & Taylors Mills Road  
Manalapan, NJ 07726

**Planning Board Minutes**  
**Reorganization and Public Meeting**  
**April 24, 2025**

Chairwoman Kathryn Kwaak called the meeting to order a 7:30pm with the reading of the Open Public Meetings Act. The salute to the flag followed.

Mr. Castronovo read the TV Disclosure Statement and took the Roll Call of the Board.

In attendance at the meeting: Barry Fisher, John Castronovo, Barry Jacobson  
Chairwoman Kwaak, Jack McNaboe, Chief Hogan, Steve  
Kastell, Mayor Eric Nelson, Nunzio Pollifrone (arrived 7:52p),  
Pat Givelekian

Absent from meeting: Todd Brown, Richard Hogan

Also present: Richard Brigliadoro, Esq, Planning Board Attorney  
Christine Bell, PP Board Planner  
Danny Lopez, PE Planning Board Engineer  
Nancy McGrath, Board Secretary

**Minutes:**

A Motion was made by Mr. Jacobson and Seconded by Mr. Fisher to approve the minutes from the March 27, 2025 meeting as written.

Yes: Fisher, Castronovo, Jacobson, Kwaak, McNaboe, Hogan, Nelson,  
Pollifrone  
No: None  
Absent: Brown  
Abstain: None  
Not Eligible: Kastell, Givelekian

**Application**

**PMS2314A - Vincent Tornatore**

Block 339 Lot 12.03 - 1 Robin Court – Amended Subdivision  
Minor Subdivision Approved 1/11/24 Memorialized 2/8/24 - 45 Saupe

Attorney Mr. Alfieri, representing the applicant, provided a summary as to why the applicant is before the Board for an amended minor subdivision. The Board had previously approved the minor subdivision, which was subsequently perfected, and the lots now exist. However, additional relief is required for the construction of the new home. Mr. Alfieri then introduced the applicant, Mr. Tornatore, who was sworn in by the Board Attorney.

Mr. Tornatore provided an overview of the reasons behind his family's decision to pursue a subdivision. His primary goal is to have his daughter and her family live nearby, allowing both families to support one another as the years progress. Since his daughter and son-in-law were both raised in Manalapan, it would be a dream come true for him to see his grandchildren grow up in the same community.

To recap, following the subdivision approval on January 11, 2024, the project advanced into the design phase for the new home and lot. Mr. Tornatore's team conducted a comprehensive assessment of site characteristics, including topography and groundwater conditions. His objective has always been to be consistent with the character of the surrounding neighborhood. The nearby homes share similar features—approximately 3,500 square feet, two and a half stories, with cellars, patios, stairs, and landings—mirroring his proposed design. Now, Mr. Tornatore is before the Board seeking two design waivers and one variance to proceed with the new home project.

Stephen R. Kiselick, a license landscape architect in the state of NJ and a partner at Abbington Engineering, is the next witness for the applicant. He was sworn in and his credentials were deemed sufficient.

Mr. Kiselick went into more detail as to why the relief is needed to the Board.

The relief is necessary due to the site's topography and design since it slopes downward from the front and sits below the roadway it faces (Robin Court). The relief involves bringing in material exceeding three feet to adjust the existing topography. It is important to note that the front yard setback is 60 feet, and the first 30 feet of the lawn area will remain undisturbed. The relief seeks to raise the site by an additional two to three feet above the current ground level. Mr. Kiselick also stated that they can comply with the Engineer and Planner comments with regards to stormwater management as a condition of approval.

Ms. Bell, the Board Planner, requested planning testimony regarding the rear yard setback variance. Mr. Kiselick explained that the variance is for the stairway that provides access to the rear entry to the home. The proposed setback is 39.5 feet, whereas the requirement is 50 feet. Given that the site drains toward the rear, the elevation will only be raised to the bottom of the stairway to minimize the need for additional fill. This adjustment ensures the property conforms to the rest of the neighborhood.

Mr. Lopez, the Board Engineer, brought up some key points regarding the stormwater management report. The report indicates that there will be no net increase or decrease in post-development peak runoff rates. Mr. Lopez asked that the applicant work with CME on any additional stormwater management facilities that may be necessary. Mr. Lopez also noted, the southerly side yard swales and rear yard swales lack sufficient information in the current plan to verify their functionality. As a condition of approval, Mr. Lopez recommended specifying that these yard swales be maintained with a minimum slope of 2% to ensure proper drainage. Also, a revised plan should include additional detailed spot elevations to confirm compliance.

Mr. Kiselick said that information can be provided and if necessary, they can obtain additional survey elevations along the adjoining property line. He also agreed to the condition that the swale will be maintained at all times to avoid any disruption.

The consensus of the Board was that they would like the applicant to revisit the house design to see if they could eliminate the need for a variance. Mr. Kiselick did explain that the principal structure does meet all the set back requirements and the only deviation is the steps from the patio that go into the rear set back. Ms. Bell reminded the Board that the resolution was already approved with a number of variances so to come back and ask for another variance is not ideal.

After hearing the Board comments and before proceeding to a vote, Mr. Alfieri consulted with Mr. Tornatore, and they decided to revisit the house plans to either eliminate or minimize the variance. Chairwoman Kwaak, opened to the public and no one from the public was there to comment on the application.

Mr. Briigliodoro announced that this application will be carried to the June 12, 2025 hearing with no further noticing to property owners required.

### **PMS1931A/PMS193TS - Cardinale & Manalapan Crossing Associates**

Amended Preliminary & Final Major Site Plan

Minor Technical Subdivision

Block 66 Lot 8.03 / 162 HWY 33 (Shoprite)

The amended plan is proposing to eliminate buildings B, C, and D and replace with a New Building B. No Change to Build A, E, F, and G

Hearing #1 - November 14, 2024

Hearing #2 - January 23, 2025

Hearing #3 - February 13, 2025

Hearing #4 - February 27, 2025

Hearing #5 - April 24, 2025

*<The applicant provided a court reporter for the proceedings. Please refer to the transcripts for full details to be included as part of the meeting minutes.>*

Mr. Briigliodoro announced that this application will continue at the June 12, 2025 Planning Board meeting at 7:30pm. No further notice to property owners is required.

**Planning Board Review of Ordinance 2025-02**

Land Use Ordinance No. 2025-02 introduced by the Manalapan Township Committee on March 26, 2025 with a public hearing date of April 30, 2025.

Ms. Christine Bell, PP, stated that the ordinance aligns with the Master Plan. Specifically, the referenced site is included in the township’s affordable housing documents for both the second and third rounds. This site has been identified in the township’s affordable housing plan, which is a portion of the Master Plan. Therefore, it is consistent with the Master Plan.

The Board members had no questions, and no members of the public came forward to ask questions or comment.

A Motion was made by Mr. Fisher and Seconded by Mr. Jacobson, that Ordinance 2025-02 is consistent with the Master Plan.

- Yes: Fisher, Castronovo, Jacobson, Kwaak, McNaboe, Kastell, Neslon, Pollifrone, Givelekian
- No: None
- Absent: Brown, Hogan
- Not Eligible:

**Non-Agenda Items** – No one from the public came forward to discuss any non-agenda items.

**Correspondence** – None

**Executive Session** – Ms. McGrath read the resolution authorizing the Executive Session to discuss the Toll NJ I LLC, vs. the Manalapan Township Planning Board and Township of Manalapan Outfront Media.

A Motion was made by Mr. Jacobson and Seconded by Chairwoman Kwaak to enter into Executive Session. The resolution will take place immediately.

- Yes: Fisher, Castronovo, Jacobson, Kwaak, McNaboe, Kastell, Nelson, Pollifrone, Givelekian
- No: None
- Absent: Brown, Hogan
- Abstain: None
- Not Eligible: None

A Motion was made by Mr. McNaboe and Seconded by Mr. Jacobson to come out of Executive Session.

- Yes: Fisher, Castronovo, Jacobson, Kwaak, McNaboe, Kastell, Nelson, Pollifrone, Givelekian
- No: None
- Absent: Brown, Hogan
- Abstain: None
- Not Eligible: None

A Motion was made by Mr. Jacobson and Seconded by Mr. Kastell to authorize Chairwoman Kwaak to accept the settlement agreement.

- Yes: Fisher, Castronovo, Jacobson, Kwaak, McNaboe, Kastell, Nelson, Pollifrone, Givelekian
- No: None
- Absent: Brown, Hogan
- Abstain: None
- Not Eligible: None

**Adjournment** - Chairwoman Kwaak announced the next meeting is Thursday, May 8, 2025 at 7:30pm

Nancy McGrath  
Recording Secretary